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Appendix B

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PHYSICAL BOUNDARIES

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APPENDIX B

DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT

PHYSICAL BOUNDARIES

The Downtown Interim Planning Overlay District shall consist of the area bounded as follows: from the northwest corner of Charlesgate East and Storrow Memorial Drive; easterly along the centerline of Storrow Memorial Drive until Massachusetts Avenue; northerly along the centerline of the Harvard Bridge until the City of Boston boundary line; easterly along the City of Boston boundary line until the Metropolitan District Commission dam; continuing easterly along the City of Boston boundary line along a straight line until the centerpoint of the North Washington Street Bridge; southerly along the centerline of the North Washington Street Bridge until the intersection of the bridge and the sea wall; westerly along the sea wall until a point 400 feet north of Causeway Street at the centerpoint of the North/South Fitzgerald Expressway; southerly along the centerline of the Fitzgerald Expressway until the Causeway; easterly along the centerline of the Causeway until North Washington Street; southerly along the centerline of North Washington Street until Blackstone Street; southeasterly along the centerline of Blackstone Street until North Street; easterly along the centerline of North Street until the Fitzgerald Expressway; southerly along the centerline of the Fitzgerald Expressway until the intersection of Atlantic Avenue and Northern Avenue; easterly along the centerline of Northern Avenue until the western pierhead and bulkhead line of Fort Point Channel; southerly along the western pierhead and bulkhead line of Fort Point Channel until the intersection of the southern most point of the pierhead and bulkhead line and the eastern border

of Dorchester Avenue; southwesterly along a straight line for a distance of 1,275 feet until the intersection of Herald Street and the Fitzgerald Expressway; northwesterly along the centerline of Herald Street until the intersection of Herald Street and Tremont Street; westerly along the southern boundary of the railroad right-of-way until Columbus Avenue; westerly from the intersection of Columbus Avenue and the southern boundary of the railroad right-of-way along the southern boundary of Back Bay Station until Dartmouth Street; northerly along the centerline of Dartmouth Street until the intersection of Dartmouth Street and the Conrail right-of-way; southwesterly along the centerline of the Conrail right-of-way until a point 100 feet west of Massachusetts Avenue; northwesterly along a parallel route 100 feet west of Massachusetts Avenue until St. Stephen Street; northeasterly along the centerline of St. Stephen Street until Massachusetts Avenue; westerly along the centerline of Westland Avenue until Edgerly Road; northerly along the centerline of Edgerly Road until Haviland Street; westerly along the centerline of Haviland Street until Hemenway Street; northerly along the centerline of Hemenway Street and along the eastern side of Ipswich Street until the northern boundary of the Massachusetts Turnpike; westerly along the northern boundary of the Massachusetts Turnpike and northwesterly along the centerline of Newbury Street until Charlesgate East; and northerly along Charlesgate East until Storrow Memorial Drive; provided that, the following area constituting the Boylston Street Interim Planning Overlay District, as defined in Article 27B, shall be excluded from the Downtown Interim Planning Overlay District:

> From the northwesterly corner of St. James Avenue and Arlington Street, northerly along the centerline of Arlington Street to Public Alley No. 438; westerly along Public Alley No. 438 and on extension thereof through the property between Clarendon and Berkeley Streets to Public Alley No. 439; westerly along Public Alley Nos. 439, 440, 441, 442, 443, and 444 to Massachusetts Avenue; southerly along the centerline of Massachusetts Avenue to Belvidere Street; southeasterly along the

centerline of Belvidere Street to St. Cecilia Street; northeasterly along the centerline of St. Cecilia Street to Scotia Street; southeasterly along the centerline of Scotia Street to the centerline of Dalton Street; northerly along Dalton Street to a point and along a parallel route 150 feet south of the southerly sideline of Boylston Street to Exeter Street; southerly along Exeter Street to Blagden Street; easterly along Blagden Street to St. James Avenue; and easterly along St. James Avenue to Arlington Street.

The Downtown Interim Planning Overlay District shall consist of fourteen (14) subdistricts labeled (A) through (N).

Subdistrict (A)

Subdistrict (A) shall have the following boundaries: from the northwest corner of Arlington Street and Piedmont Street easterly along the centerline of Piedmont Street and continuing along a straight line until Charles Street South; southerly along the centerline of Charles Street South until Tremont Street; southwesterly along the centerline of Tremont Street until Marginal Road; westerly along the centerline of Marginal Road and then along the northern border of the Massachusetts Turnpike to a point 200 feet east of Berkeley Street; northerly along a parallel route 200 feet east of Berkeley Street until Isabella Street; and northeasterly along a parallel route 100 feet south of Columbus Avenue until the intersection of Arlington Street and Piedmont Street.

Subdistrict (B)

Subdistrict (B) shall have the following boundaries: from the northwest corner of Charlesgate East and Storrow Memorial Drive; easterly along the centerline of Storrow Memorial Drive until the Arlington Street exit of Storrow Memorial Drive; southerly along the Arlington Street exit of Storrow Memorial Drive until the intersection of Arlington Street and Beacon Street; southerly

along the centerline of Arlington Street until Public Alley No. 438; westerly along the centerline of Public Alley No. 438 and on extension thereof through the property between Clarendon and Berkeley Streets to Public Alley No. 439; westerly along the centerline of Public Alley Nos. 439, 440, 441, 442, 443 and 444 to Massachusetts Avenue; northerly along the centerline of Massachusetts Avenue until Newbury Street; westerly along the centerline of Newbury Street until Charlesgate East; and northerly along the centerline of Charlesgate East along a straight line until Storrow Memorial Drive.

Subdistrict (C)

Subdistrict (C) shall have the following boundaries: from the northwest corner of Union Street and Hanover Street easterly along the centerline of Hanover Street until Blackstone Street; southeasterly along the centerline of Blackstone Street until North Street; northeasterly along the centerline of North Street until the Fitzgerald Expressway; southeasterly along the centerline of the Fitzgerald Expressway to India Street; northerly along the centerline of India Street to State Street; easterly along the centerline of State Street to Chatham Row; westerly along the centerline of Chatham Street to the lot line of 60 State Street; northerly along a straight line to the intersection of North Street and Union Street; and northerly along Union Street to Hanover Street.

Subdistrict (D)

Subdistrict (D) shall have the following boundaries: from the northeast corner of Public Alley No. 821 and Public Alley No. 820; northeasterly along a parallel route 100 feet north of St. Botolph Street along the centerline of Public Alleys No. 404, No. 403, No. 402 and No. 401 until Harcourt Street;

southerly along the centerline of Harcourt Street until the Conrail right-of-way; southwesterly along the centerline of the Conrail right-of-way in a straight line to a point 100 feet west of Massachusetts Avenue; and northwesterly along a parallel route 100 feet west of Massachusetts Avenue along the centerline of Public Alleys No. 825 and No. 820 until the intersection of Public Alley No. 820 and Public Alley No. 821.

Subdistrict (E)

Subdistrict (E) has the following boundaries: from the northwest corner of St. Cecilia and Scotia Street; southerly along the centerline of Scotia Street until Dalton Street; southeasterly along the centerline of Dalton Street until Belvidere Street; southeasterly along the centerline of Belvidere Street until the intersection of Ring Road and Belvidere Street; southwesterly along the private alley that is 275 feet north of the northern side of Huntington Avenue until a point that is 75 feet east of Massachusetts Avenue; northerly along a parallel route 75 feet east of Massachusetts Avenue until Clearway Street; westerly along the centerline of Clearway Street and continuing along a straight line until Edgerly Road; northerly along the centerline of Edgerly Road until Haviland Street; westerly along the centerline of Haviland Street until Hemenway Street; northerly along the center line on Hemenway Street until Boylston Street; easterly along the centerline of Boylston Street until Massachusetts Avenue; southerly along the centerline of Massachusetts Avenue until Belvidere Street; southeasterly along the centerline of Belvidere Street until St. Cecilia Street; and northerly along the centerline of St. Cecilia Street until Scotia Street.

Subdistrict (F)

Subdistrict (F) shall have the following boundaries: from the intersection of the Arlington Street exit of Storrow Memorial Drive and Embankment Road; northeasterly along the centerline of Embankment Road until the elevated M.B.T.A. railroad tracks north of the George Washington Circle; northerly along the George Washington Circle until the intersection of Charles Street and Cambridge Street Avenue; easterly along a parallel route 100 feet east of Cambridge Street until New Chardon Street; southerly along the centerline of New Chardon Street until Bowdoin Street; southerly along the centerline of Bowdoin Street until Beacon Street; westerly along the centerline of Beacon Street until Arlington Street; northerly along the centerline of the Arlington Street exit of Storrow Memorial Drive until the intersection of the Arlington Street exit of Storrow Memorial Drive and Embankment Road.

Subdistrict (G)

Subdistrict (G) shall have the following boundaries: from the northwest corner of Berkeley Street and Stuart Street easterly along the centerline of Stuart Street until Charles Street South; southwesterly along the centerline of Charles Street South until Piedmont Street; westerly along the centerline of Piedmont Street until Arlington Street; southwesterly along the private alley that runs along a parallel route 100 feet south of Columbus Avenue until Isabella Street; southerly along a parallel route 100 feet east of Berkeley Street until the northern border of the Massachusetts Turnpike; easterly along the northern border of the Massachusetts Turnpike until Tremont Street; northeasterly along Tremont Street and continuing along the centerline of the Oak Street West until Washington Street; northerly along the centerline of Washington Street until a point 400 feet north of Oak Street West; westerly

for a distance of 200 feet parallel to Oak Street West; northerly along a route 200 feet west of Washington Street until Kneeland Street; easterly along the centerline of Kneeland Street until the alley 200 feet east of Washington Street; northerly along the alley 200 feet east of Washington Street until a point that is 100 feet north of Beach Street and 150 feet east of Washington Street; easterly along a parallel route that is 150 feet north of Beach Street until a point that is 50 feet north of Harrison Avenue; northerly along a parallel route 50 feet north of Harrison Avenue until a point that is 150 feet south of Essex Street; easterly along a parallel route 150 feet south of Essex Street until Harrison Avenue; northerly along the centerline of Harrison Avenue until Essex Street; easterly along the centerline of Essex Street until South Street; southerly along the centerline of South Street until East Street; easterly along the centerline of East Street until Atlantic Avenue; southerly along the centerline of Atlantic Avenue until Kneeland Street; westerly along the centerline of Kneeland Street until Hudson Street; southerly along the centerline of Hudson Street until the intersection of Harrison Avenue and Marginal Road; westerly along the centerline of Marginal Road until Washington Street; southerly along Washington Street until Herald Street; westerly along the centerline of Herald Street until the intersection of Chandler Steet and Arlington Street; westerly along the southern border of the Massachusetts Turnpike until the centerline of Columbus Avenue; westerly along a straight line for a distance of 100 feet to a point along the centerline of Clarendon Street and 300 feet south of the centerline of Stanhope Street; northerly along the centerline of Clarendon Street to Stanhope Street; easterly along the centerline of Stanhope Street until Berkeley Street; and northerly along the centerline of Berkeley Street until Stuart Street.

Subdistrict (H)

Subdistrict (H) shall have the following boundaries: from the northwest corner of Staniford Street and the Causeway northeasterly along the centerline of the Causeway until the intersection of North Washington Street and Commercial Street; southerly along the centerline of North Washington Street until the intersection of Blackstone Street and New Chardon Street; westerly along the centerline of New Chardon Street until Merrimac Street; northwesterly along the centerline of Merrimac Street until Staniford Street; and northeasterly along the centerline of Staniford Street until the Causeway.

Subdistrict (I)

Subdistrict (I) shall have the following boundaries: from the northwest corner of Boylston Street and Hemenway Street; northerly along the eastern side of Ipswich Street until the northern boundary of the Massachusetts Turnpike Extension; southeasterly along the northern border of the Massachusetts Turnpike until Newbury Street; southeasterly along the centerline of Newbury Street until Massachusetts Avenue; southerly along the centerline of Massachusetts Avenue until Boylston Street; westerly along the centerline of Boylston Street until Hemenway Street; and northerly along the centerline of Arlington Street until Boylston Street.

Subdistrict (J)

Subdistrict (J) shall have the following boundaries: from the corner of Stuart Street and Arlington Street westerly along the centerline of Stuart Street until Berkeley Street; southerly along the centerline of Berkeley Street until Stanhope Street; southwesterly along the centerline of Stanhope Street until Clarendon Street; southerly along the centerline of Clarendon Street for

a distance of 300 feet; westerly along the southern border of Back Bay Station until Dartmouth Street; northerly along the centerline of Dartmouth Street for a distance of 25 feet; southwesterly along the southern lot line of Copley Place and along the centerline of the Conrail right-of-way until Harcourt Street; northwesterly along the centerline of Harcourt Street until Public Alley No. 401; southwesterly along the centerline of Public Alleys No. 401, No. 402, No. 403, No. 404 and along a straight line across Massachusetts Avenue for a distance of 100 feet west of Massachusetts Avenue until Public Alley No. 820; northerly along the centerline of Public Alley No. 820 along a parallel route 100 feet west of Massachusetts Avenue until St. Stephen Street; northeasterly along the centerline of St. Stephen Street until Massachusetts Avenue; westerly along the centerline of Westland Avenue until Edgerly Road; northerly along the centerline of Edgerly Road until Norway Street and continuing along Edgerly Road for a distance of 150 feet north of Norway Street; southeasterly along a straight line until Clearway Street; southeasterly along the centerline of Clearway Street to a point 75 feet east of Massachusetts Avenue; southerly along a parallel route 75 feet east of Massachusetts Avenue until the southern extension of St. Stephen Street; easterly along a parallel route 275 feet north of Huntington Avenue until Belvidere Street; northwesterly along the centerline of Belvidere Street until Dalton Street; northerly along the centerline of Dalton Street until a point 150 feet south of Boylston Street; easterly along a parallel route 150 feet south of Boylston Street until Exeter Street; southerly along Exeter Street until Blagden Street; easterly along the centerline of Blagden Street until St. James Avenue; and easterly along the centerline of St. James Avenue until Arlington Street; southerly along Arlington Street until Stuart Street.

Subdistrict (K)

Subdistrict (K) shall have the following boundaries: from the intersection of Milk Street and Washington Street northerly at a 45 degree diagonal until School Street; westerly along the central line of School Street until Tremont Street; southerly along the central line of Tremont Street until Boylston Street; westerly along the central line of Boylston Street until Arlington Street; southerly along the central line of Arlington Street until Stuart Street; easterly along the central line of Stuart Street until Charles Street South; southerly along the central line of Charles Street south until the Tremont Street; easterly along the central line of Tremont Street and continuing along the central line of Oak Street west until Washington Street; northerly along Washington Street until a point 400 feet north of Oak Street west; westerly for a distance of 200 feet parallel to Oak Street west; northerly along a route 200 feet west of Washington Street until Kneeland Street; easterly along the central line of Kneeland Street until the alley 200 feet east of Washington Street; northerly along the alley 200 feet east of Washington Street until a point that is 100 feet north of Beach Street and 150 feet east of Washington Street; easterly along a parallel route that is 150 feet north of Beach Street until a point that is 50 feet north of Harrison Avenue; northerly along a parallel route 50 feet north of Harrison Avenue until a point that is 150 feet south of Essex Street; easterly along a parallel route 150 feet south of Essex Street until Harrison Avenue; northerly along the central line of Harrison Avenue until Essex Street; easterly along the central line of Essex Street until Kingston Street; northerly along the central line of Kingston Street until Bedford Street; westerly along the central line of Bedford Street until a point 125 feet south of Chauncy Street; northerly along a parallel route 125 feet south of Chauncy Street until Summer Street; northerly along

the central line of Summer Street until Hawley Street; northerly along the central line of Hawley Street until Milk Street; westerly along the central line of Milk Street until Washington Street.

Subdistrict (L)

Subdistrict (L) shall have the following boundaries: from the corner of Tremont Street and Park Street northerly along the centerline of Park Street until Beacon Street; easterly along the centerline of Beacon Street until Bowdoin Street; northerly along the centerline of Bowdoin Street and along the centerline of New Chardon Street until a point 100 feet east of Cambridge Street; northwesterly along a parallel route 100 feet east of Cambridge Street until the intersection of Cambridge Street South and Charles Street; northeasterly along the centerline of Charles Street until Martha Road; southeasterly along the centerline of Martha Road until the Massachusetts Bay Transit Authority elevated railroad tracks; southeasterly along the centerline of the Massachusetts Bay Transit Authority elevated railroad tracks until Merrimac Street; southerly along the centerline of Merrimac Street until New Chardon Street; easterly along the centerline of New Chardon Street until Blackstone Street; southerly along the centerline of Blackstone Street until Hanover Street; easterly along the centerline of Hanover Street until Union Street; southerly along the centerline of Union Street until North Street; southerly along a straight line from the intersection of Union Street and North Street until the eastern lot line of 60 State Street and Chatham Street; easterly along the centerline of Chatham Street until Chatham Row; southerly along Chatham Row until the centerline of State Street; easterly along State Street until India Street; southeasterly along the centerline of India Street until the centerline of the Fitzgerald Expressway; southerly along the

centerline of the Fitzgerald Expressway until the intersection of Atlantic Avenue and the Northern Avenue Bridge; southeasterly along the centerline of Northern Avenue for 200 feet; southwesterly along the western side of Fort Point Channel to Congress Street; southerly along the centerline of Dorchester Avenue for a distance of 2200 feet; southerly along a straight line until the intersection of the Fitzgerald Expressway and the entrance to the Broadway Bridge; northwesterly along the centerline of Herald Street until Harrison Avenue; northerly along the centerline of Harrison Avenue until Hudson Street; northerly along the centerline of Hudson Street until Kneeland Street; easterly along the centerline of Kneeland Street for a distance of 550 feet; southerly for 600 feet in a line parallel to the centerline of Hudson Street; easterly for a distance of 700 feet in a line parallel to the centerline of Kneeland Street until the eastern border of the railroad tracks right- of-way; northerly along the eastern border of the railroad tracks right-of-way until the southern lot line of the Stone and Webster Building; westerly along the southern lot line of the Stone and Webster Building until the easternmost boundary of South Station; northerly along the lot line of South Station until Summer Street; westerly along the centerline of Summer Street until the terminus of High Street; easterly along the centerline of Bedford Street until 100 feet east of Chauncy Street; northerly along a parallel line 100 feet east of Chauncy Street until Summer Street; westerly along the centerline of Summer Street until Hawley Street; northerly along the centerline of Hawley Street until Milk Street; westerly along Milk Street until Washington Street; northerly at a 45 degree diagonal until School Street; westerly along the centerline of School Street until Tremont Street; southerly along the centerline of Tremont Street until Park Street.

Subdistrict (M)

Subdistrict (M) shall have the following boundaries: from the intersection of the John F. Fitzgerald Expressway and the Causeway southwesterly along the Causeway until the intersection of Staniford Street and the Causeway; northerly along the centerline of the Massachusetts Bay Transit Authority railway tracks until Martha Road; northwesterly along the centerline of Martha Road until Charles Street; easterly from this point and along a straight line from the centerline of Charles Street until the centerline of the MBTA right-of-way; easterly in a curve for 1,720 feet until the centerline of the Fitzgerald Expressway at a point that is 600 feet north of Causeway Street; southerly along a parallel route 150 feet west of the North/South Fitzgerald Expressway until 400 feet north of Causeway Street; easterly along a straight line parallel to Causeway Street until the centerline of the North/South Fitzgerald Expressway; and southerly along the centerline of the Fitzgerald Expressway until Causeway Street.

Subdistrict (N)

Subdistrict (N) shall have the following boundaries: from the northwest corner of Kneeland Street and Atlantic Avenue northerly along Atlantic Avenue until East Street; westerly along the centerline of East Street until South Street; northerly along the centerline of South Street until Essex Street; westerly along the centerline of Essex Street until Chauncy Street; northerly along the centerline of Chauncy Street until Bedford Street; easterly along the centerline of Bedford Street until Summer Street; easterly along the centerline of Summer Street until the easternmost boundary of South Station; southerly along the eastern lot line of South Station for a distance of 300 feet south of the centerline of Summer Street; easterly along the southern lot line

of the Stone and Webster Building until the easternmost boundary of the railroad right-of-way, continuing southward for a distance of 1,400 feet; westerly for 700 feet in a line parallel Kneeland Street; northerly along a parallel route east of Hudson Street until Kneeland Street; and easterly along the centerline of Kneeland Street until Atlantic Avenue.

Subdistrict (O)

Subdistrict (O) shall have the following boundaries: from the intersection of Arlington Street and Beacon Street easterly along the centerline of Beacon Street until Park Street; southerly along the centerline of Park Street until Tremont Street; southwesterly along the centerline of Tremont Street until Boylston Street; northwesterly along the centerline of Boylston Street until Arlington Street; and northerly along the centerline of Arlington Street until Beacon Street.

Subdistrict (P)

Subdistrict (P) shall have the following boundaries: from the intersection of Massachusetts Avenue and Storrow Memorial Drive northerly along the centerline of the Harvard Bridge until the City of Boston boundary line; easterly along the City of Boston boundary line until the Metropolitan District Commission dam; continuing easterly along the City of Boston boundary line along a straight line until the centerpoint of the North Washington Street Bridge; southerly along the centerline of the North Washington Street Bridge until the intersection of the bridge and the sea wall; westerly along the sea wall until a point 400 feet north of Causeway Street at the centerpoint of the North/South Fitzgerald Expressway; westerly along a straight line parallel to Causeway Street for a distance of 150 feet; northerly along a parallel route

150 feet west of the North/South Fitzgerald Expressway until the centerpoint of the East/West Fitzgerald Expressway; westerly from this point in a curve for 1720 feet until the centerline of the MBTA right-of-way; westerly from the centerline of the MBTA right-of-way until the centerline of Charles Street; southerly along Charles Street until the intersection of Charles Street and Cambridge Street Avenue; northerly along the George Washington Circle until the elevated MBTA railroad tracks north of the George Washington Circle; southwesterly along the centerline of Embankment Road until Storrow Memorial Drive; and westerly along the centerline of Storrow Memorial Drive until the centerline of Massachusetts Avenue where it intersects with Storrow Memorial Drive.

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